

EXHIBIT AAA
(SEE FOLLOWING PAGE)

BB10119003

63-72

NORTHEAST CORNER
SW⁴ NW⁴, SEC. 20
EXIST. 1 1/4" IRON PIPE
15.032' WEST & 6.56'
SOUTH OF CORNER

NORTHWEST CORNER
SW⁴ NW⁴, SEC. 20

EXIST. 3/4" IRON PIPE
15.092' EAST AND
5.32' SOUTH OF CORNER

GOV'T

LOT 1

PARCEL "B"

AREA: 613,829.7 SQ. FT.
(14.092 ACRES)

EASEMENT FOR INGRESS,
EGRESS AND UTILITIES

PARCEL "C"

AREA:
75,550.6 SQ. FT.
(1.734 ACRES)

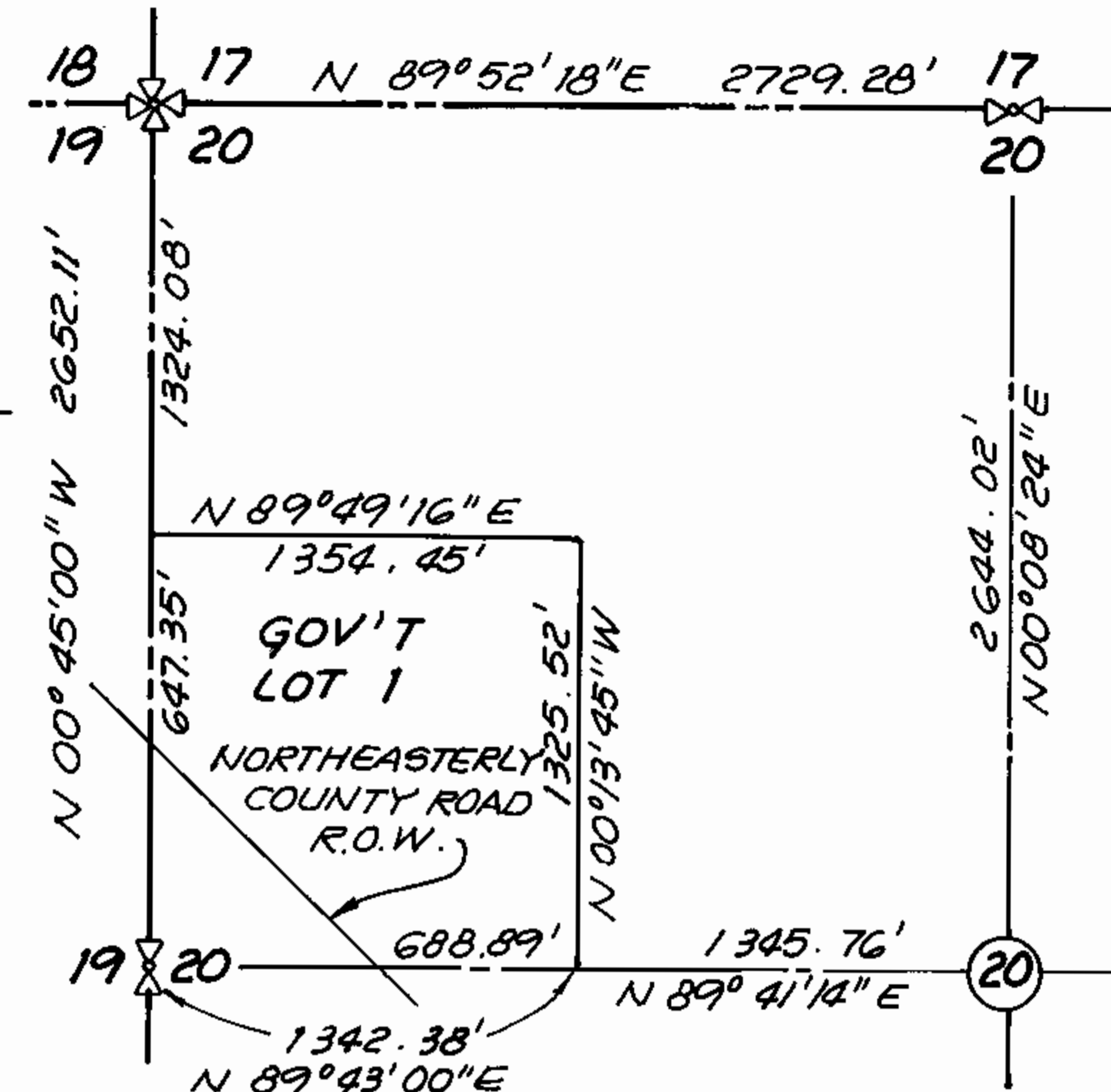
PARCEL "A"

AREA: 307,694.9 SQ. FT.
(7.064 ACRES)

SET 1/2" REBAR
W/ PLASTIC CAP
& GUARD STAKE
(TYP.) 9 PLACES

FOUND EXISTING REBAR
(TYPICAL)

SOUTHEAST CORNER
(GOV'T LOT 1) SW⁴,
NW⁴, SEC. 20-25-G
EXISTING IRON PIPE



NW 4 SECTION 20

N.T.S.

SCALE: 1"=100'
HORIZ. DATUM:
VICTOR CARLSON
SURVEY - 1948

LEGAL DESCRIPTIONS

PARCEL A

THAT PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1, THENCE NORTH 00°13'45" WEST, 606.50 FEET, THENCE SOUTH 71°21'57" WEST, 455.46 FEET, THENCE SOUTH 44°12'24" WEST, 79.14 FEET, THENCE SOUTH 59°25'48" WEST, 181.43 FEET, THENCE SOUTH 45°38'30" WEST, 337.19 FEET TO THE NORTHEASTERLY MARGIN OF THE ISSAQUAH-REDMOND COUNTY ROAD, THENCE SOUTH 44°21'30" EAST ALONG SAID MARGIN, 118.30 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 1, THENCE NORTH 89°43'00" EAST, 688.63 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:
THAT PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1, THENCE SOUTH 89°43'00" WEST ALONG THE SOUTH LINE THEREOF, 688.63 FEET TO THE NORTHEASTERLY MARGIN OF THE ISSAQUAH-REDMOND COUNTY ROAD, THENCE NORTH 44°21'30" WEST ALONG SAID ROAD MARGIN, 265.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 44°21'30" WEST, 68.62 FEET, THENCE NORTH 48°38'30" EAST, 397.19 FEET, THENCE NORTH 65°52'03" EAST, 105.48 FEET, THENCE SOUTH 45°38'30" EAST, 215.45 FEET, THENCE SOUTH 59°25'48" EAST, 31.66 FEET, THENCE NORTH 44°12'24" EAST, 121.06 FEET, THENCE SOUTH 45°38'30" WEST, 387.19 FEET TO THE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1, THENCE NORTH 00°13'45" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 1, 606.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°13'45" WEST ALONG SAID EAST LINE OF GOVERNMENT LOT 1, 719.02 FEET TO THE NORTHEAST CORNER OF THE SW⁴ OF THE NW⁴ OF SAID SECTION 20, THENCE SOUTH 89°49'16" WEST, ALONG THE NORTH LINE OF SAID SW⁴ OF THE NW⁴, 724.45 FEET, THENCE SOUTH 00°10'42" EAST, 907.83 FEET, THENCE SOUTH 45°38'30" WEST, 265.44 FEET TO THE NORTHEASTERLY MARGIN OF THE ISSAQUAH-REDMOND COUNTY ROAD, THENCE SOUTH 44°21'30" WEST ALONG SAID ROAD MARGIN, 265.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 44°21'30" WEST, 68.62 FEET, THENCE NORTH 48°38'30" EAST, 397.19 FEET, THENCE NORTH 65°52'03" EAST, 105.48 FEET, THENCE SOUTH 45°38'30" EAST, 215.45 FEET, THENCE SOUTH 59°25'48" EAST, 31.66 FEET, THENCE NORTH 44°12'24" EAST, 121.06 FEET, THENCE SOUTH 45°38'30" WEST, 387.19 FEET TO THE POINT OF BEGINNING.

PARCEL C

THAT PORTION OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1, THENCE NORTH 00°13'45" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 1, 1325.52 FEET TO THE NORTHEAST CORNER OF THE SW⁴ OF THE NW⁴ OF SAID SECTION 20, THENCE SOUTH 89°49'16" WEST, ALONG THE NORTH LINE OF SAID SW⁴ OF THE NW⁴, 724.45 FEET, THENCE SOUTH 00°10'42" EAST, 907.83 FEET, THENCE SOUTH 45°38'30" WEST, 265.44 FEET TO THE NORTHEASTERLY MARGIN OF THE ISSAQUAH-REDMOND COUNTY ROAD, THENCE SOUTH 44°21'30" WEST ALONG SAID ROAD MARGIN, 265.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 44°21'30" WEST, 68.62 FEET, THENCE NORTH 48°38'30" EAST, 397.19 FEET, THENCE NORTH 65°52'03" EAST, 105.48 FEET, THENCE SOUTH 45°38'30" EAST, 215.45 FEET, THENCE SOUTH 59°25'48" EAST, 31.66 FEET, THENCE NORTH 44°12'24" EAST, 121.06 FEET, THENCE SOUTH 45°38'30" WEST, 387.19 FEET TO THE POINT OF BEGINNING.

SW 4, NW 4, SEC. 20, TWP. 25N., RGE 6E., W.M.

RECORDING CERTIFICATE

NO. BB10119003
FILED FOR RECORD BY ROBERT E. MERIWETHER
THIS 11 DAY OF OCT. 1988, AT 59
MINUTES PAST 7 O'CLOCK P.M. AND RECORDED
IN VOLUME 43 OF SURVEYS ON PAGE 72
RECORDS OF KING COUNTY, WASHINGTON
CLARE HUGHES
MANAGER
Supt. of Records

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS
OF THE SURVEY RECORDING ACT. AT THE
REQUEST OF WILLIAM HUGHES
L.S. NO. 8271
REGISTERED LAND SURVEYOR

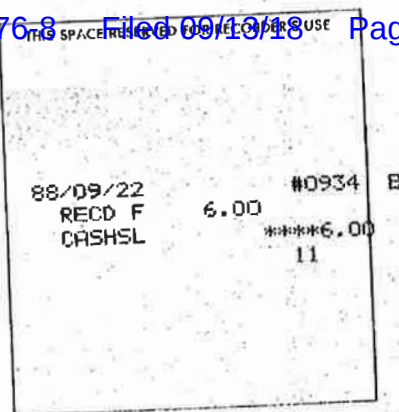


BOUNDARY SURVEY FOR WILLIAM HUGHES

Meriwether
Leachman associates, inc.
11800 NE 160th ST., BOTHELL, WASHINGTON, 98011
date 10-6-88 to 10/11/88
scale 1"=100'

approved K.R.G.
drawing no. 1000-88-10354
revised
drawn by L.T.

Filed for Record at Request of

NAME Meriwether Leachman Assoc., Inc.ADDRESS 11800 N.E. 160th StreetCITY AND STATE Bothell, WA 98011**Quit Claim Deed**

THE GRANTOR

William F. Hughes and Betty M. Hughes,
husband and wifefor and in consideration of Love and Affectionconvey and quit claim to William J. Hughes and Peggy Ann Hughes,
husband and wifethe following described real estate, situated in the County of King
State of Washington, including any after acquired title:

A portion of property described in Exhibit "A" attached in
accordance with lot line adjustment under King County
Building and Land File, No. 8805025, per attached
Exhibit "A".

Dated this

1st

day of

August 1988

William F. Hughes (SEAL)
Betty M. Hughes (SEAL)

STATE OF WASHINGTON,

County of King

On this

1stday of August, 1988, before me, the undersigned,

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
WILLIAM F. HUGHES AND BETTY M. HUGHES
to me known to be the individuals described in and who executed the foregoing instrument, and acknowl-
edged to me that they signed and sealed this said instrument as their free and voluntary act and
deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

Opal S. [Signature] day of
Notary Public in and for the State of Washington,
residing at Redmond.

8809220934

EXHIBIT "A"

That portion of Government Lot 1, Section 20, Township 25 North, Range 6 East, W.M., in King County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot; thence North 00°13'45" West along the east line thereof, 606.50 feet; thence South 71°21'57" West, 455.46 feet to the POINT OF BEGINNING; thence South 49°12'24" East, 79.14 feet, thence South 59°25'48" West, 181.43 feet; thence North 44°21'30" West, 147.22 feet; thence North 45°38'30" East, 50.00 feet; thence North 65°52'03" East, 121.06 feet; thence South 49°12'24" East, 70.00 feet to the POINT OF BEGINNING.

SUBJECT TO a 30 foot wide easement over the northeasterly portion of the above-described parcel more particularly described as follows:

Beginning at the most northerly corner thereof; thence South 49°12'24" East, 149.14 feet; thence South 59°25'48" West, 31.66 feet; thence North 49°12'24" West, 153.06 feet; thence North 65°52'03" East, 33.12 feet to the POINT OF BEGINNING.

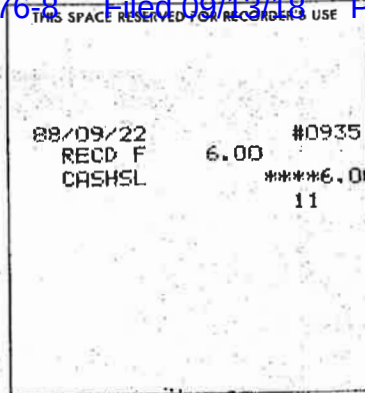
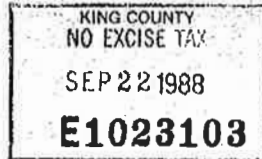
TOGETHER WITH an easement for ingress, egress and utilities described as follows:

That portion of Government Lot 1, Section 20, Township 25 North, Range 6 East, W.M., in King County, Washington, more particularly described as follows:

Commencing at the southeast corner of said Government Lot; thence South 89°43'00" West along the south line thereof, 688.63 feet to the northeasterly margin of the Issaquah-Redmond County Road; thence North 44°21'30" West along said road margin, 265.61 feet to the POINT OF BEGINNING; thence continuing North 44°21'30" West, 60.62 feet; thence North 45°38'30" East, 396.21 feet; thence North 65°52'03" East, 105.48 feet; thence South 49°12'24" East, 66.24 feet; thence South 65°52'03" West, 121.06 feet; thence South 45°38'30" West, 387.19 feet to the POINT OF BEGINNING.

File No. 1000-88(2)
8/1/88

Filed for Record at Request of

NAME Meriwether Leachman Assoc., Inc.ADDRESS 11800 N.E. 160th StreetCITY AND STATE Bothell, WA 98011**Quit Claim Deed**

THE GRANTOR

William F. Hughes and Betty M. Hughes,
husband and wifefor and in consideration of Love and Affectionconvey and quit claim to William F. Hughes and Betty M. Hughes,
husband and wifethe following described real estate, situated in the County of
State of Washington, including any after acquired title:

A portion of property described in Exhibit "A" attached in
accordance with lot line adjustment under King County
Building and Land File No. 8805025 per attached
Exhibit "A".

Dated this

1st

day of

August 1988William F. Hughes (SEAL)Betty M. Hughes (SEAL)

STATE OF WASHINGTON,

County of KINGOn this 1stday of AUGUST, 1988, before me, the undersigned,

Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

WILLIAM F. HUGHES AND BETTY M. HUGHES

to me known to be the individuals described in and who executed the foregoing instrument, and acknowl-
edged to me that they signed and sealed this said instrument as their free and voluntary act and
deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

Opel S. Hughes
Notary Public in and for the State of Washington,
residing at Redmond.

8809220935

EXHIBIT "A"

That portion of Government Lot 1, Section 20, Township 25 North, Range 6 East, W.M., in King County, Washington, more particularly described as follows:

Beginning at the Southeast corner of said Government Lot; thence South 89°43'00" West along the south line thereof, 382.91 feet; thence North 44°21'30" West, 247.46 feet; thence South 45°38'30" West, 219.64 feet to the northeasterly margin of the Issaquah-Redmond County Road; thence North 44°21'30" West along said road margin 83.59 feet; thence North 45°38'30" East, 337.19 feet; thence North 59°25'48" East, 181.43 feet; thence North 49°12'24" West, 79.14 feet; thence North 71°21'57" East, 455.46 feet to the east line of said Government Lot; thence South 00°13'45" East along said east line, 606.50 feet to the POINT OF BEGINNING;

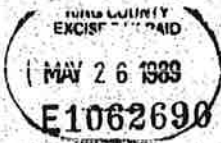
TOGETHER WITH an easement for ingress, egress and utilities described as follows:

That portion of Government Lot 1, Section 20, Township 25 North, Range 6 East, W.M., in King County, Washington, more particularly described as follows:

Commencing at the southeast corner of said Government Lot; thence South 89°43'00" West along the south line thereof, 688.63 feet to the northeasterly margin of the Issaquah-Redmond County Road; thence North 44°21'30" West along said road margin, 265.61 feet to the POINT OF BEGINNING; thence continuing North 44°21'30" West, 60.62 feet; thence North 45°38'30" East, 396.21 feet; thence North 65°52'03" East, 105.48 feet; thence South 49°12'24" East, 215.38 feet; thence South 59°25'48" West, 31.66 feet; thence North 49°12'24" West, 153.06 feet; thence South 65°52'03" West, 87.94 feet; thence South 45°38'30" West, 387.19 feet to the POINT OF BEGINNING.

File No. 1000-88(1)
8/1/88

FILED FOR RECORD AT REQUEST OF
 TRANSAMERICA TITLE
 INSURANCE COMPANY
 320 108th Ave. N.E.
 P.O. BOX 1493
 BELLEVUE, WA 98009



THIS SPACE PROVIDED FOR RECORDER'S USE

89/05/26 #1614 B
 RECD F 21.00
 CASHSL ***21.00
 55

Name CENTER ESCROW, INC. 5437
 Address P.O. BOX 3862
 BELLEVUE, WA 98009
 City, State, Zip

Statutory Warranty Deed

THE GRANTOR WILLIAM HUGHES, also appearing of record as WILLIAM F. HUGHES, and
 BETTY MARY HUGHES, husband and wife, 2100

for and in consideration of \$10 and other good and valuable consideration

in hand paid, conveys and warrants to KAO FAMILY PARTNERSHIP

the following described real estate, situated in the County of KING, State of Washington:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO: Exhibit B.

FURTHER SUBJECT TO: Exhibit C.

Dated May 25, 19 89
 WILLIAM HUGHES
 BETTY MARY HUGHES

APPROVED:
 KAO FAMILY PARTNERSHIP

STATE OF WASHINGTON } ss.
 COUNTY OF KING

On this day personally appeared me

WILLIAM HUGHES and BETTY MARY HUGHES
 to me known to be the individual described in and who
 executed the within and foregoing instrument,
 and acknowledged that they signed the same
 as their free and voluntary act and deed,
 for the uses and purposes therein mentioned.

STATE OF WASHINGTON } ss.
 COUNTY OF

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and
 to me known to be the President and Secretary,
 respectively, of
 the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

GIVEN under my hand and official seal this
 25th day of May, 19 89

Nancy L. Ford
 Notary Public in and for the State of Washington,
 residing at Monroe

ISC/CSWDWA/10488

My appointment expires: 5-20-91

Notary Public in and for the State of Washington,
 residing at

KAO FAMILY PARTNERSHIP

KAO, MING-TSONG
KAO, LIN TSAI-SHUANG

Ming Tsong Kao
Ling Tsai Shuang Kao

KAO, TUNG-LANG
KAO, LEE SHU-YEN

Tung Lang Kao
Lee Shu Yen Kao

KAO, MING-SAN
KAO, WEN CHU-MEI

Ming San Kao
Wen Chu Mei Kao

KAO, MING-SHOU
KAO, KU SHU-LIN

Ming Shou Kao
Ku Shu Lin Kao

KAO, MING-CHIH

Kao, MING-CHIH

KAO, HSU LI-CHEN

by Kao, MING-CHIH (P.O.A)
by Kao, HSU LI-CHEN (P.O.A)

8905261614

State of Washington)

County of KING) ss.

I certify that I know or have satisfactory evidence that MING-TSONG KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989

Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)

County of KING) ss.

I certify that I know or have satisfactory evidence that LIN TSAT-SHUANG KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989

Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)

County of KING) ss.

I certify that I know or have satisfactory evidence that TUNG-LANG KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989

Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)

County of KING) ss.

I certify that I know or have satisfactory evidence that LEE SHU-YEN KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989

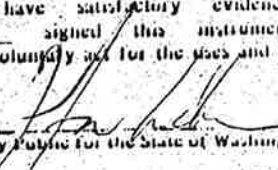
Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)
) ss.
County of KING)

I certify that I know or have satisfactory evidence that MING-SAN KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989

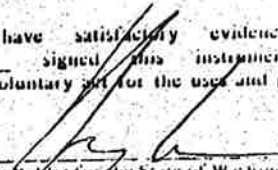

Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)
) ss.
County of KING)

I certify that I know or have satisfactory evidence that WEN CHU-MEI KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989


Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)
) ss.
County of KING)

I certify that I know or have satisfactory evidence that MING-SHOU KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989


Notary Public for the State of Washington

My appointment expires 11/13/92

State of Washington)
) ss.
County of KING)

I certify that I know or have satisfactory evidence that KO SHU-LIN KAO signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May, 1989


Notary Public for the State of Washington

My appointment expires 11/13/92

8905261614

STATE OF WASHINGTON,
County of KING ss.

On this May 19 89, before me personally appeared
WEN CHU-MEI KAO to me known to be the individual who executed the
foregoing instrument as Attorney in Fact for MING-CHIH KAO and HSO LI-CHEN KAO
and acknowledged that he signed the same as free and voluntary act and deed as Attorney in Fact
for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing
the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at:

My appointment expires: 11/13/82

ACKNOWLEDGMENT ATTORNEY IN FACT

8905261614

DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST N.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF GOVERNMENT LOT 1, 630 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE SOUTH 900 FEET;
THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY, FORMERLY SEATTLE AND INTERNATIONAL RAILWAY, AS CONVEYED BY INSTRUMENT RECORDED UNDER RECORDING NO. 13077, TO THE NORTHEASTERLY LINE OF THE ISSAQUAH-REDMOND COUNTY ROAD, AS CONVEYED TO KING COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 066024;
THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID ROAD, TO THE SOUTH LINE OF GOVERNMENT LOT 1;
THENCE EAST, ALONG SAID SOUTH LINE, 608.83 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE NORTH, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, 1325.52 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, 724.45 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE, ALONG THE EAST LINE OF GOVERNMENT LOT 1, NORTH 00°12'45" WEST 608.60 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;
THENCE SOUTH 71°21'57" WEST 465.06 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 060220036;
THENCE NORTH 49°12'24" WEST 70.00 FEET;
THENCE SOUTH 65°52'03" EAST 121.08 FEET;
THENCE SOUTH 45°38'30" EAST, ALONG THE SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, OF THAT PARCEL OF LAND DESCRIBED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 0661744, 387.19 FEET TO THE NORTHEASTERLY LINE OF THE ISSAQUAH-REDMOND COUNTY ROAD, AS CONVEYED TO KING COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 066024 AND THE END OF SAID LINE DESCRIPTION;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

W. H. J.
D. M. J.

EXHIBIT A
HUGHES/KAO FAMILY

8905261614

PLEASE DIRECT CORRESPONDENCE TO:
Transamerica Title Insurance Co.
320 108th Avenue N.E.
P.O. Box 1493
Bellevue, WA 98009

Prepared for:
FERGUSON & BURDELL
KOLL CENTER BELLEVUE
600 105TH AVE. N.E., STE. 2100
BELLEVUE, WA 98004
ATTN: MICHAEL ROSS

Transamerica No.: 0858488
Customer No.: 89-5437E
Seller: Hughes
Buyer/Borrower: KAO Partnership

By 
Title Officer

For service on this order, call:
646-8589 (FAX 646-8593)
JOHN W. JONES or CINDY L. ESSER

SCHEDULE A

SECOND COMMITMENT

EFFECTIVE DATE: May 17, 1989 at 8:00 A.M.

1. Policy or policies to be issued:	Amount		
(a) (X) Alta Owner's Policy (6-1-87)	\$525,000.00	Premium	\$1,390.00
() Alta Owner's Policy-1970		Tax	\$ 112.59
(Amended 10-17-70)			
Standard Policy			
Proposed Insured:			
KAO FAMILY PARTNERSHIP			
(SEE NOTE 2)			
(b) (X) Alta Loan Policy (6-1-87)	\$367,500.00	Premium	\$ 50.00
() Alta Loan Policy-1970		Tax	\$ 4.05
(Amended 10-17-70)			
Proposed Insured:			
TO BE DETERMINED			
		Total	\$1,556.64

2. Title to fee simple estate or interest in said land is at the effective date hereof vested in:

WILLIAM HUGHES, ALSO APPEARING OF RECORD AS WILLIAM F. HUGHES, AND BETTY MAY HUGHES, HUSBAND AND WIFE

3. The land referred to in this commitment is situated in the County of King, State of Washington and is described as follows:

-see attached-

EXHIBIT B


H. S. K.

8905261614

DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 20, TOWNSHIP 25 NORTH, RANGE 6 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF GOVERNMENT LOT 1, 630 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE SOUTH 900 FEET;
 THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY, FORMERLY SEATTLE AND INTERNATIONAL RAILWAY, AS CONVEYED BY INSTRUMENT RECORDED UNDER RECORDING NO. 13877, TO THE NORTHEASTERLY LINE OF THE ISSAQUAH-REDMOND COUNTY ROAD, AS CONVEYED TO KING COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 956024;
 THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID ROAD, TO THE SOUTH LINE OF GOVERNMENT LOT 1;
 THENCE EAST, ALONG SAID SOUTH LINE, 688.63 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE NORTH, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, 1325.52 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, 724.45 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE, ALONG THE EAST LINE OF GOVERNMENT LOT 1, NORTH 00°13'45" WEST 606.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;
 THENCE SOUTH 71°21'57" WEST 455.06 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 8809220934;
 THENCE NORTH 49°12'24" WEST 70.00 FEET;
 THENCE SOUTH 65°52'03" EAST 121.06 FEET;
 THENCE SOUTH 45°38'30" EAST, ALONG THE SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, OF THAT PARCEL OF LAND DESCRIBED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 6041744, 387.19 FEET TO THE NORTHEASTERLY LINE OF THE ISSAQUAH-REDMOND COUNTY ROAD, AS CONVEYED TO KING COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 956024 AND THE END OF SAID LINE DESCRIPTION;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
 (SEE NOTE 1)

SCHEDULE 5

EXCEPTIONS: Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- A. Standard exceptions set forth on inside back cover.
- B. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- C. Instruments necessary to create the estate or interest to be properly executed, delivered and duly filed for record.
- 1. Real Estate Excise Tax pursuant to the authority of RCW Chapter 82.45 and subsequent amendments thereto.

As of the date herein, the tax rate for said property is .0159.

- 2. General taxes, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
(1st half delinquent on May 1; 2nd half delinquent on November 1)

TAX ACCOUNT NO.	YEAR	AMOUNT BILLED	AMOUNT PAID	PRINCIPAL BALANCE
202506-9026-02	1989	\$4,209.18	\$.00	\$4,209.18

The levy code for the property herein described is 7279 for 1989.

- 3. Liability for surface water management (SWM) service charges, if any, which are not presently assessed, but may appear on future rolls.
- 4. MATTERS SET FORTH BY SURVEYS:

DATED:	February 17, 1987 and October 6, 1988
RECORDED:	March 5, 1987, December 11, 1987 and October 11, 1988
RECORDING NOS.:	8703059047, 8712110764 and 8810119003
DISCLOSES:	Easement over Southwesterly portion, fence encroaching over Northwesterly property line, and a discrepancy as to record title in the length of the Westerly property line (907.83 feet, compared to 900 feet of record)

- 5. Terms and conditions of King County Lot Line Adjustment No. 8805025, recorded under Recording No. 8809220933.

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: William J. Hughes and Peggy Ann Hughes
 PURPOSE: Ingress, egress and utilities
 AREA AFFECTED: Southwesterly portion, as described therein
 and as shown on survey recorded under
 Recording No. 8810119003
 DATED: August 1, 1988
 RECORDED: September 22, 1988
 RECORDING NO.: 8809220934

NOTE 1:
 The legal description submitted has been changed to conform with record title.

NOTE 2:
 Any conveyance or mortgage by KAO Family Partnership, must be executed by all
 of the partners and their respective spouses as of the date of acquisition
 or evidence submitted that certain designated partners have been authorized
 to act for the partnership.

A copy of the partnership agreement and amendments thereto must be submitted
 to the Company for review.

NOTE 3:
 Assessed Valuation:
 Land \$288,000.00
 Improvements

END OF EXCEPTIONS

INVESTIGATION SHOULD BE MADE TO DETERMINE IF THERE ARE ANY SERVICE, INSTALLATION, MAINTENANCE
 OR CONSTRUCTION CHARGES FOR SEWER, WATER OR ELECTRICITY.

IN THE EVENT THIS TRANSACTION FAILS TO CLOSE, A CANCELLATION FEE WILL BE CHARGED FOR SERVICES
 RENDERED IN ACCORDANCE WITH OUR RATE SCHEDULE.

ENCLOSURES: Sketch
 Paragraphs 4-7

RLR/al

cc: CENTER MORTGAGE
 116 108TH AVENUE N.E.
 BELLEVUE, WA 98004
 ATTN: JANE DEWAR

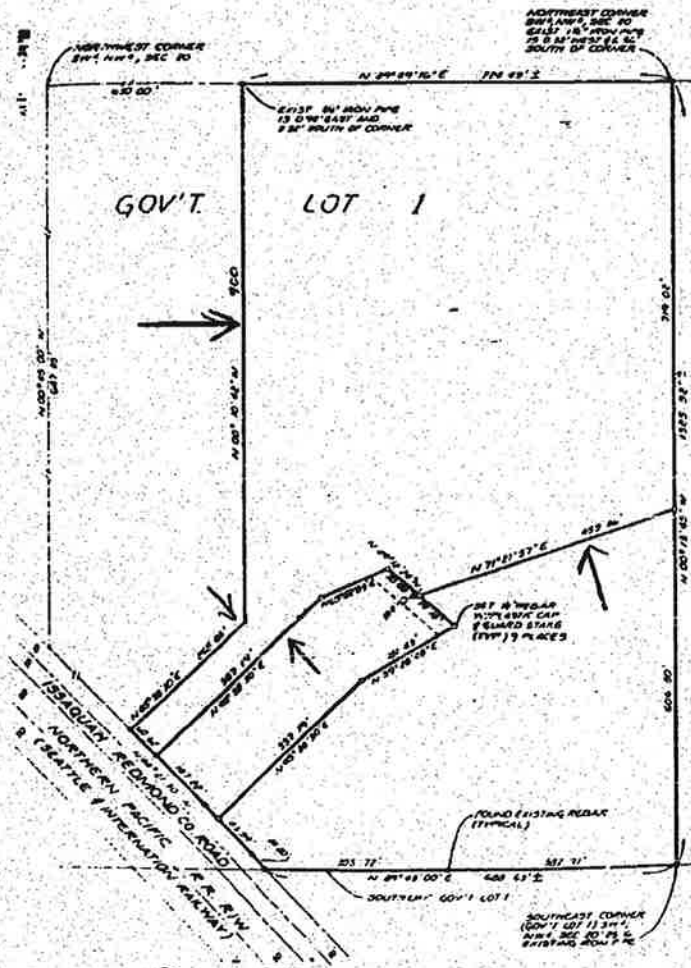
[Handwritten signature]
 0858488
 H.S. K

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Form No. W-AN-555
(Revised Form No. 80A)

ORDER NO. 818488
 ESCROW NO. _____
 LOAN NO. _____
 MORTGAGOR _____
 PLAT MAP Vol. _____ PG. _____

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 M.S. Km

This map does not purport to show all highways, roads or easements affecting said property; no liability is assumed for variations in dimensions and location.

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

Michael D. Ross
Ferguson & Burdell
2100 Koll Center Bellevue
500 - 108th Avenue N.E.
Bellevue, Washington 98004

DECLARATION OF RECIPROCAL, NON-EXCLUSIVE
INGRESS, EGRESS AND UTILITY EASEMENTS
WITH NON-BUILDING AGREEMENT

THIS DECLARATION OF RECIPROCAL, NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS WITH NON-BUILDING AGREEMENT (hereinafter referred to as the "Declaration") is made, declared and established this 23rd day of May, 1989, by and between WILLIAM F. HUGHES and BETTY M. HUGHES, husband and wife ("W.B.H.") and WILLIAM J. HUGHES and PEGGY A. HUGHES, husband and wife ("W.J.P.A.H.") shall be referred to herein collectively as "Declarants");

WHEREAS, W.B.H. owns that certain real property located in King County, Washington, delineated as Parcels A ("Parcel A") and ("Parcel B") on the Survey attached hereto as Exhibit "A" and by this reference incorporated herein (the "Survey") the legal description of which real property is set forth on the Survey; and

WHEREAS, W.J.P.A.H. is the owner in fee of that certain real property located in King County, Washington as delineated as Parcel C ("Parcel C") on the Survey the legal description of which real property is set forth on the Survey; and

WHEREAS W.B.H. intends to convey Parcel B and desires Parcel B to be bound by the terms of this Agreement; and

WHEREAS W.B.H. intends to further legally divide Parcel A at some future time and desires the Easements provided herein to serve all of the new lots to be created by such division; and

WHEREAS, as a part of the property division which created Parcel A and Parcel B, W.B.H. and W.J.P.A.H. established an easement for ingress, egress and utilities as delineated in yellow on the Survey and as legally described as a part of the legal descriptions of Parcel A, Parcel B and Parcel C set forth on the Survey (the "Easement Area"); and

WHEREAS, the Declarants mutually desire to establish certain non-exclusive and reciprocal rights of ingress and egress over and across the Easement Area and to provide for the construction and installation of underground utilities to serve their respective Parcels; and

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EXHIBIT C

5/4/89

WHEREAS, the Easement Area has not been developed and there are presently no improvements either for utilities and/or ingress and egress located on the Easement Area.

NOW THEREFORE, for and in consideration of the declarations and benefits contained in and derived hereunder, and for other good and valuable consideration, the receipt and sufficiency of which each Declarant hereby acknowledges, each Declarant, for and on behalf of itself and its respective successors in interest and assigns, does hereby, respectively, grant, declare, reserve and establish the following:

A. W.B.H. Easement. W.B.H. does hereby grant, declare, reserve and establish a non-exclusive, perpetual easement and right-of-way for the uses set forth herein on that portion of the Easement Area on Parcel B (the "Parcel B Easement Area").

B. W.J.P.A.H. Easement. W.J.P.A.H. does hereby grant, declare, reserve and establish a non-exclusive, perpetual easement and right-of-way for the uses set forth herein on that portion of the Easement Area on Parcel C (the "Parcel C Easement Areas").

THIS DECLARATION is made, granted, declared, reserved, and established upon the following terms and conditions:

1. Use. The Declarants acknowledge and agree that this Declaration and the rights and easements hereunder are to be used by and for the benefit of each and all of the Declarants, and each and all of their successors and assigns, and their respective lessees, sublessees, tenants, subtenants, business invitees, employees and agents for the purposes of ingress and egress to Parcel A, Parcel B and Parcel C, as presently configured and presently existing and as may be changed in the future and all streets and roads which adjoin each respective Parcel and for the benefit of any adjoining property and that the rights of access to and from the Parcels and the Easement Areas, and ingress and egress thereto and therefrom, shall be free and unrestricted. As used herein, the word "access" shall mean and include the right of ingress and egress by vehicle by each respective Declarant and/or each of their respective successors, assigns, lessees, sublessees, tenants, subtenants, invitees, employees and agents. The Declarants further acknowledge, declare and establish that the Easement Areas are to be used by and for the benefit of each respective Declarant, and each of their successors and assigns for the purposes of constructing, maintaining, repairing and operating underground utilities, including without limitation, sanitary sewer, water, electricity, drainage and retention on, under and across each Easement Area for the benefit of each and every Parcel provided that the cost of constructing such utilities shall be borne by the owner of the Parcel for whom such utilities are being benefitted, and, if more than one Parcel is being benefitted then such costs shall be borne by all such Parcel owners in accordance

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B.M. 201

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with their respective uses. In the event any Parcel owner desires to use the utility lines after construction and installation of the same and such Parcel owner either (i) did not share in the original cost of installation and construction; or (ii) is requiring a more intense use than originally paid for as a part of such allocation of costs, then such Parcel owner shall reimburse to all Parcel owners originally paying for the cost of installation and construction an equitable amount based on their new and/or increased use. No parking of vehicles shall be permitted or allowed on the Easement Areas. Notwithstanding anything contained herein to the contrary, each Declarant shall be fully responsible and shall promptly pay all real estate taxes and assessments, whether special or general, which relate to the fee ownership of their respective parties of the Easement Area.

2. Effective Date and Contingencies. This Declaration shall be effective and the easement rights granted herein and the restrictions established herein shall be of full force and effect at such time as this Agreement is recorded.

3. Construction. The cost of all improvements on the Easement Area, including without limitations the cost of any road or street, but excluding the cost of any utilities shall be borne solely and exclusively by the owner or owners of Parcel B.

4. Maintenance of Easement Areas. All costs of maintaining the Easement Areas and the improvements constructed thereon and all real estate taxes relating to the easement area shall be borne among the owners of Parcel A, Parcel B and Parcel C in proportion to their pro rata share of square footage (less the square footage of the Easement Area) on their respective Parcels provided that, in no event shall any party be responsible for such maintenance unless and/or until such party is using Land Easement Area for ingress, egress or utilities.

5. Entry Upon Easement Areas. W.B.H. and W.J.P.A.H. or their authorized agents, employees or contractors acting for or on their behalf, shall have the right, so long as W.B.H. and W.J.P.A.H. own or have any interest in their respective Parcel, and thereafter any succeeding owner of each Parcel, or its or their authorized agents, employees or contractors acting on its or their behalf, upon thirty (30) days prior written notice to the owners of each other Parcel, may enter from time to time upon the Easement Areas for the purpose of locating, installing, establishing, repairing, restoring and maintaining all or any portion of the Improvements now existing, or hereafter constructed, on, across or under the Easement Areas and to locate, install, maintain, improve, repair, or replace any of the improvements, provided that, in the event of an emergency, any such party shall have the right to immediately commence such installation, maintenance, improvements, repairs or replacements, without such thirty (30) days prior notice. Declarants may also enter upon such portions of any of the Easement Areas as is reasonably necessary

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to accomplish the foregoing; provided, that each such Declarant shall restore the surface of the same to the condition it was in immediately prior to the entry by such Declarants. In no event shall the Easement Areas, or any portion thereof be completely closed for more than fourteen (14) days in any consecutive Sixty (60) day period.

6. Indemnification. W.B.H. and W.J.P.A.H., so long as each owns or has any interest in their respective Parcels, and then any succeeding owner of each respective Parcel, hereby, respectively agree to indemnify and hold each other harmless, from and against any claim, cause of action or other assertions of liability (including Attorneys' fees and costs), arising as a result of their negligence or intentional acts or omission or the negligent or intentional acts or omissions of their authorized agents, employees or contractors relating to this Declaration and/or the Easement Areas.

7. Eminent Domain. If the Easement Areas or any part thereof, are taken by any governmental agency in the exercise of its power of eminent domain, the award granted under such proceedings, or any settlement in lieu thereof, for the taking of such property shall be wholly payable to the fee owner of the portion of the Easement Area so taken. If all or any part of the Easement Areas are taken, this Declaration shall terminate with respect to the portion so taken and the obligations hereunder of the then owners of the Easement Areas or Non-Building Area shall automatically cease and terminate when possession is transferred to the condemning agency with respect to any portion of the Easement Areas so condemned.

8. Easement Runs with the Land. The easement rights granted herein, the restrictions established herein, and the covenants on the part of W.B.H. to accomplish and maintain the Improvements, shall run with the Parcels and shall bind and be obligatory upon the Declarants and their respective successors and assigns, tenants, subtenants, licensees, and invitees; provided, that anything herein to the contrary notwithstanding, no rights in or to the general public are created hereby. W.B.H., with respect to the W.B.H. Easement Area, and W.J.P.A.H. with respect to the W.J.P.A.H. Easement Areas, each respectively reserve the right to restrict access to their respective Easement Areas to the general public, from time to time and only as in strictly necessary to prevent these respective Easement Areas from being dedicated to public use.

9. Legal Expenses. If either party is required to bring or maintain any action (including assertion or any counter claim or cross-claim, or claim in a proceedings in bankruptcy, receivership or any other proceeding instituted by a party hereto or by others), or otherwise refers this Declaration to an attorney for the enforcement of any of the covenants, conditions or restrictions, the prevailing party in such action shall, in addition to all other

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W.B.H.
5/4/89
M.S. Kuo

payments required herein, receive from the other, all the costs incurred by the prevailing party including reasonable attorneys' fees and such costs and reasonable attorneys' fees which the prevailing party incurred on any appeal.

IN WITNESS WHEREOF, the Declarants have executed this Declaration the day and year first written on behalf of themselves and their successors and assigns.

William F. Hughes
WILLIAM F. HUGHES, husband

Betty M. Hughes
BETTY M. HUGHES, wife

William J. Hughes
WILLIAM J. HUGHES, husband

Peggy A. Hughes
PEGGY A. HUGHES, wife

9905261614
CONSENTED AND AGREED TO
this ____ day of May, 1989.

KAO FAMILY PARTNERSHIP, a Washington General Partner

BY ITS MANAGING GENERAL PARTNER

KAO MING SAN

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M.H.
B.M.
M.S. KAO
5/4/89

Ex. 3DDD-16

STATE OF WASHINGTON)
 : ss.
 County of King)

I certify that I know or have satisfactory evidence that the persons appearing before me and making this acknowledgment are the persons whose true signatures appear on this document.

On this day personally appeared before me WILLIAM F. HUGHES and BETTY M. HUGHES, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of MAY, 1989.

Suzanne M. Russell
 Notary Public in and for the
 State of Washington, residing
 at NORTH BEND
 My commission expires 7-1-90

STATE OF WASHINGTON)
 : ss.
 County of King)

I certify that I know or have satisfactory evidence that the persons appearing before me and making this acknowledgment are the persons whose true signatures appear on this document.

On this day personally appeared before me WILLIAM J. HUGHES and PEGGY J. HUGHES, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of MAY, 1989.

Suzanne M. Russell
 Notary Public in and for the
 State of Washington, residing
 at NORTH BEND
 My commission expires 7-1-90

W.F. Hughes
Betty M. Hughes
 4/89

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STATE OF WASHINGTON
OFFICE OF
COMMISSIONER OF PUBLIC LANDS

Olympia, Aug. 3, 1928

To the Honorable Commissioner of Public Lands, Olympia, Wash.:

Sir— I herewith submit the following report on App. No. 8732 *by* Alfred Palmberg (A. Palmberg) *to purchase shore lands of the second class in front of parts of lot 2, section 20, township 25 north, range 6 east, on the east side of Lake Sammamish, in King County.*

The applicant claims to be the owner of the abutting upland and states that there are no improvements on the shore lands.

In proof of ownership has submitted the certificate of title dated July 19th, 1928, from Lawyers & Realtors Title Insurance Company, showing that Maude Palmberg, Annie Stangroom, Bessie Zengel, Gertie Gorman, A. Palmberg and Bert Stares are holders as tenants in common and as their separate estates a certain tract of upland located in said lot 2.

This application, together with App. No. 8710 covering the balance of the frontage bordering on said lot 2 has been given considerable study owing to the peculiar descriptions which have been used in describing the upland tracts. We have secured 3 maps from the Northern Pacific Railway Company and a plat from the Engineer of King County. These plats show the railway right of way and the county road right of way mentioned in the descriptions and also show that the line of high water is located outside of the west line of the Northern Pacific right of way, and also outside of the government meander line.

From our study of the records, the following description is submitted:

STATE OF WASHINGTON
OFFICE OF
COMMISSIONER OF PUBLIC LANDS

Olympia, Aug. 3, 1928

To the Honorable Commissioner of Public Lands, Olympia, Wash.:

Sir— I herewith submit the following report on App. No. 8732 Con't.

All shore lands of the second class owned by the State of Washington, situate in front of, adjacent to or abutting upon the following described uplands:

In front of all of lot 2, section 20, township 25 north, range 6 east, W. M., except the following described tract:

Beginning at a point on the east line of said lot 2, 569.64 feet south of the northeast corner thereof, thence west 221.58 feet, thence southwesterly at right angles to the center line of the Northern Pacific Railway 15.3 feet to the easterly margin of the right of way of said railway, thence southeasterly along said right of way 240.04 feet, thence east 87 feet to the east line of said lot 2, thence north 200 feet to said point of beginning.

The above portions of said lot 2, not thus ~~excepted~~ have a frontage of 15.81 lineal chains, more or less, measured along the government meander line.

Respectfully submitted,

Edward C. Dohm,

State Field Engineer.

MARKED BY O/R:
COMPARED BY

E 1692250
N 238779



SS17-099
E 1699
N 231

E 1699
N 231

3911320

REFEREE'S DEED

By virtue of a decree entered January 21, 1949, in the Superior Court of the State of Washington for King County in a certain cause, being cause No. 367315, wherein Bert Stares and Florence Stares, his wife, are plaintiffs, and Minnie Hughes, Executrix of the Last Will and Testament of Maude Palmberg, deceased, Annie Stangroom, nee Annie B. Palmberg, and S. L. Stangroom, her husband; Gertrude Hughes, formerly Gertie Gorman; Bertha Tuttle, Alfred Zengel, Charlotte Zengel, Mary Moore and Ladora Zengel, children, and J. A. Zengel, administrator and surviving husband and heirs at law of Elizabeth Zengel, nee Elizabeth E. Palmberg, deceased, who appears of record also as Bessie Zengel; Reah Whitehead Harrison, administratrix of the estate of Alfred Palmberg, deceased; the unknown heirs of Elizabeth Zengel, nee Elizabeth E. Palmberg, deceased, who appears of record also as Bessie Zengel; the Unknown Heirs of Alfred Palmberg, deceased; the Unknown Heirs of Maude Palmberg, deceased; also "all other persons or parties unknown claiming any right, title, estate, lien or interest in the real estate described in the complaint herein", are defendants, which plaintiffs and defendants are hereinafter known as the heirs of Alfred Palmberg, deceased, which decree was supplemented by order of said Court entered in said cause on March 23, 1949, and pursuant to a sale held April 30, 1949, under the authority aforesaid, at which the grantee hereinafter named became the purchaser of the property hereinafter described, which sale was confirmed by order of said Court entered in said cause May 20, 1949; Now, Therefore,

CHARLES W. BOVIE, hereinafter known as the grantor, being the Referee appointed and authorized by said decree to make this sale and conveyance, in consideration of Six Thousand Six Hundred Sixty Dollars (\$6660.00) to him in hand paid, grants, bargains, sells, conveys and confirms to J. A. EARLEY, the grantee, the

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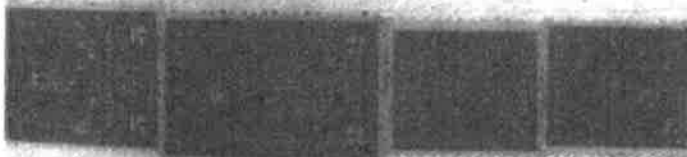
following described real estate:

Those portions of Government Lot 2, Section 20, Township 25 North, Range 6 E. W. M., King County, Washington, described as follows:

The second class shore lands adjoining the following described property: Beginning at the northeast corner of said Government Lot 2; thence south along east line thereof 569.64 feet; thence west 221.58 feet; thence southeasterly at right angles to right of way of the Northern Pacific Railway Company (formerly the Seattle and International Railway) 15.3 feet to the northeasterly line of said right of way; thence northwesterly along said northeasterly line to the north line of said Government Lot 2; thence east along said north line to the point of beginning; EXCEPT County Road; EXCEPT portion if any, in said railroad right of way;

The second class shore lands adjoining that certain parcel of land particularly described as: Beginning at the southeast corner of said Government Lot 2; thence north, along the east line thereof, 110 feet; thence west 87 feet to the northeasterly line of the right of way of the Northern Pacific Railway Company (formerly the Seattle and International Railway); thence southeasterly, along said northeasterly line, to the point of beginning, EXCEPT County Road. EXCEPT portion, if any, in said railroad right of way.

The grantor, for the aforesaid heirs of Alfred Palmberg, deceased, does by these presents covenant with the grantee, his heirs and assigns, as follows and not otherwise: That this conveyance passes to the grantee the title of all the said heirs of Alfred Palmberg, deceased, that said title is free from any encumbrances done or suffered from said heirs of Alfred Palmberg, deceased, and that the grantee shall have quiet enjoyment of said real estate against the said heirs of Alfred Palmberg, deceased, and their heirs and assigns.



DATED AT SEATTLE, WASHINGTON, this 8th day of June,
1949.

Charles M. Davis
Grantor

STATE OF WASHINGTON
COUNTY OF KING

SS:

On this day personally appeared before me CHARLES W. BOYER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of June, 1949.



Theodore S. Turner
Notary Public in and for the State
of Washington, residing at Seattle.

Approved: June 9th 1949.

Harold A. Taylor
Judge of the Superior Court
of King County, Washington.

Filed for Record June 17 1949 10:10 A.M.
Request of J. K. Carley
ROBERT A. MORRIS, County Auditor

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NC. 367315

BERT STARES, et al,

Plaintiffs,

vs.

MINNIE HUGHES, as Executrix,
et al,

Defendants.

PETITION FOR CORRECTED DEED

Comes now Charles W. Bovee, Referee appointed in the above
entitled proceeding, and respectfully shows:

I.

Pursuant to the order confirming referee's sale entered herein
May 20, 1949, your petitioner conveyed the shore lands known in these
proceedings as Parcels B and C to J. A. Earley by deed dated June 9,
1949. Thereafter, it was called to the attention of petitioner that
the description contained in said deed was not entirely clear, and that
it could be thought ambiguous. The said J. A. Earley is now demanding
of your petitioner a corrected deed, containing a clear and unambiguous
description of the property purchased by him in these proceedings.

II.

Your petitioner believes that it is possible that at some time
in the future the said Earley might be embarrassed or inconvenienced
by the lack of clarity in the description contained in said deed, unless
the same be now corrected. Your petitioner believes that the said Earley
is entitled to such corrected deed, because assurances were given to the
bidders at the referee's sale herein that the title of purchaser to the
property so sold would be good, and your petitioner believes that the
said Earley is entitled to a deed which is free from even apparent
defects.

III.

Petitioner is informed and believes that the description in such
corrected deed should read as follows:

All shore lands of the second class formerly owned by the State of Washington situated in front of, adjacent to or abutting upon government lot 2, section 20, township 25 North, range 6 east, W. M., except the shore lands in front of the following described tract:

Beginning at a point on the east line of said government lot 2, 589.64 feet south of the northeast corner thereof; thence west 221.58 feet; thence southwesterly at right angles to the center line of the Northern Pacific Railway 15.3 feet to the easterly margin of the right of way of said railway; thence southeasterly along said right of way 240.04 feet; thence east 87 feet to the east line of said government lot 2; thence north 200 feet to said point of beginning.

The portions of said government lot 2, not thus excepted, have a frontage of 15.81 lineal chains, more or less, measured along the government meander line.

The shorelands hereby conveyed are all the shore lands of the second class conveyed by that certain deed from the State of Washington to Alfred Palmberg, Maude Palmberg, Annie Stangroom, Bessie Zengel, Gertie Gorman and Bert Stares by deed dated February 27, 1940, recorded March 15, 1940, in volume 1889 of deeds, page 1, under auditor's file No. 3090903, records of King County.

WHEREFORE, your petitioner prays that the Court authorize him to execute to the said J. A. Earley a corrected deed containing the description above set forth.

Charles W. Bovee
Petitioner

Theodore S. Turner
Attorney for Petitioner

COPY RECEIVED

STATE OF WASHINGTON

COUNTY OF

SS: 8/11 1940
PRESTON, THORNTON & MOROWITZ
Charles W. Bovee

CHARLES W. BOVEE, being first duly sworn, on oath deposes and says that he is the petitioner in the above entitled matter; that he has read the foregoing Petition for Corrected Deed, knows the contents thereof, and believes the same to be true.

Charles W. Bovee

SUBSCRIBED AND SWORN TO before me this 11th day of August, 1940.

*8-11-40 copy made
Preston, Thornton & Morowitz
7/10/40 copy made
Theodore S. Turner
Theodore S. Turner, Attorney for Petitioner*

Theodore S. Turner
Notary Public in and for the State
of Washington, residing at Seattle.

VOL. 1354 PAGE 486

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

BERT STARES, et al,

NO. 367315

Plaintiffs,

vs.

MINNIE HUGHES, as Executrix,
et al,

Defendants.

ORDER AUTHORIZING CORRECTIVE DEED

DNR

This matter coming regularly on to be heard this day before the undersigned Judge of the above entitled Court on the petition of the referees for an order authorizing corrected deed and it appearing that the property referred in the decree entered herein January 21, 1949, as Parcel B Shorelands and Parcel C was conveyed by said referees to J. A. Earley by deed dated June 8, 1949, and that said grantee contends that the description used in said deed is not clear; and it further appearing that said property is more clearly identified by the following description, to-wit:

All shore lands of the second class formerly owned by the State of Washington situated in front of, adjacent to or abutting upon government lot 2, section 20, township 25 north, range 6 east, W. M., except the shore lands in front of the following described tract:

Beginning at a point on the east line of said government lot 2, 569.64 feet south of the northeast corner thereof; thence west 221.58 feet; thence southwesterly at right angles to the center line of the Northern Pacific Railway 15.3 feet to the easterly margin of the right of way of said railway; thence southeasterly along said right of way 240.04 feet; thence east 87 feet to the east line of said government lot 2; thence north 200 feet to said point of beginning.

The portions of said government lot 2, not thus excepted, have a frontage of 15.31 lineal chains, more or less, measured along the government meander line.

The shorelands hereby conveyed are all the shore lands of the second class conveyed by that certain deed from the State of Washington to Alfred Palmberg, Maude Palmberg, Annie Stangroom, Beesie Zengel, Gertie Gorman and Bert Stares by deed dated February 27, 1940, recorded March 13, 1940, in volume 1889 of deeds, page 1, under auditor's file No. 3090903, records of King County.

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NOW, THEREFORE, IT IS HEREBY ORDERED that Charles W. Bovee, Referee heretofore appointed herein, he and he hereby is authorized to execute and deliver to the said J. A. Earley a corrective deed, describing said property by the description hereinabove set forth.

DONE IN OPEN COURT this 12th day of August, 1940.

Malcolm C. Engler
JUDGE

Presented by:

Theodore S. Turner
Attorney for Referee

O.K. as to form:

PRESTON, THORGRIMSON & HOROWITZ

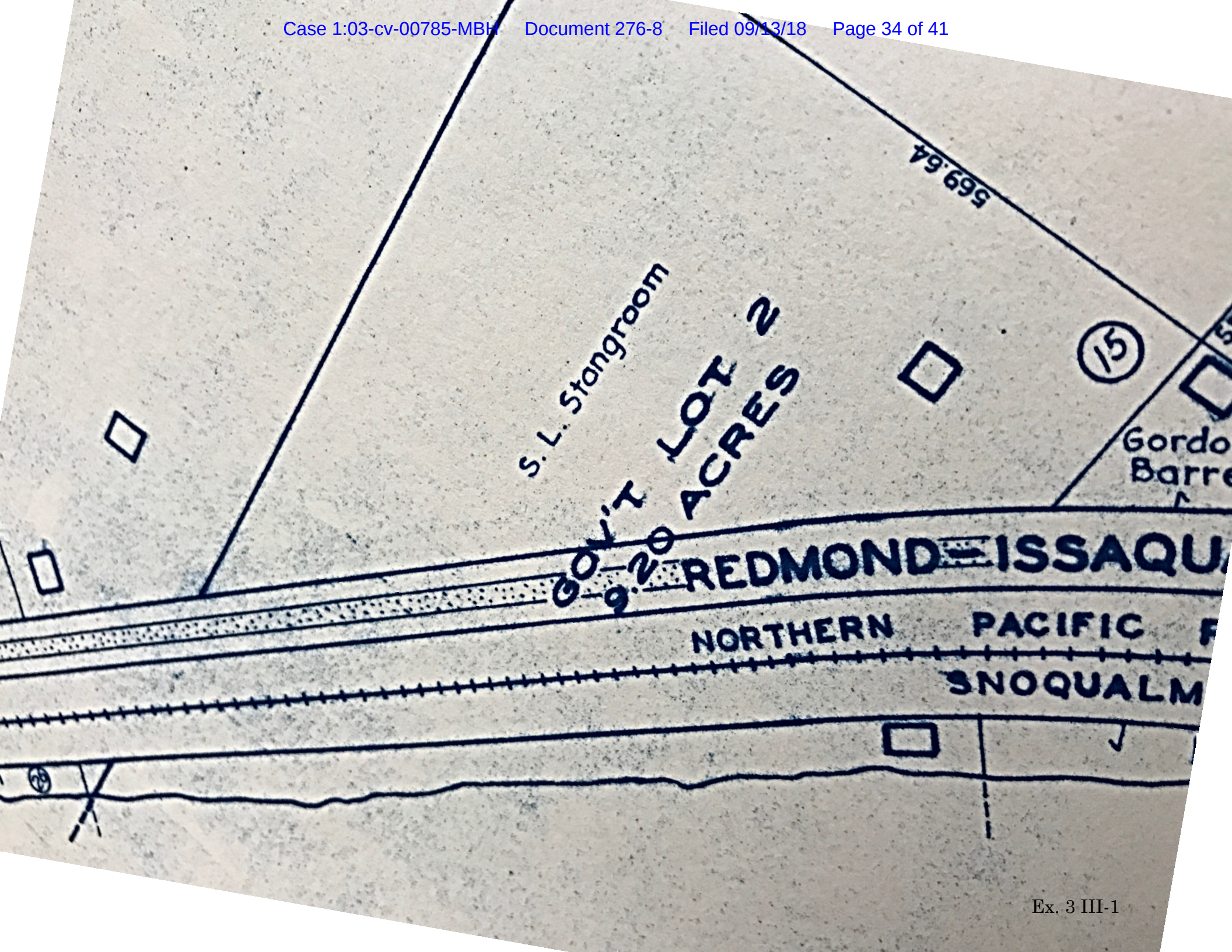
By Charles Horowitz
Attorneys for Bert Stares, et al, Plaintiffs.

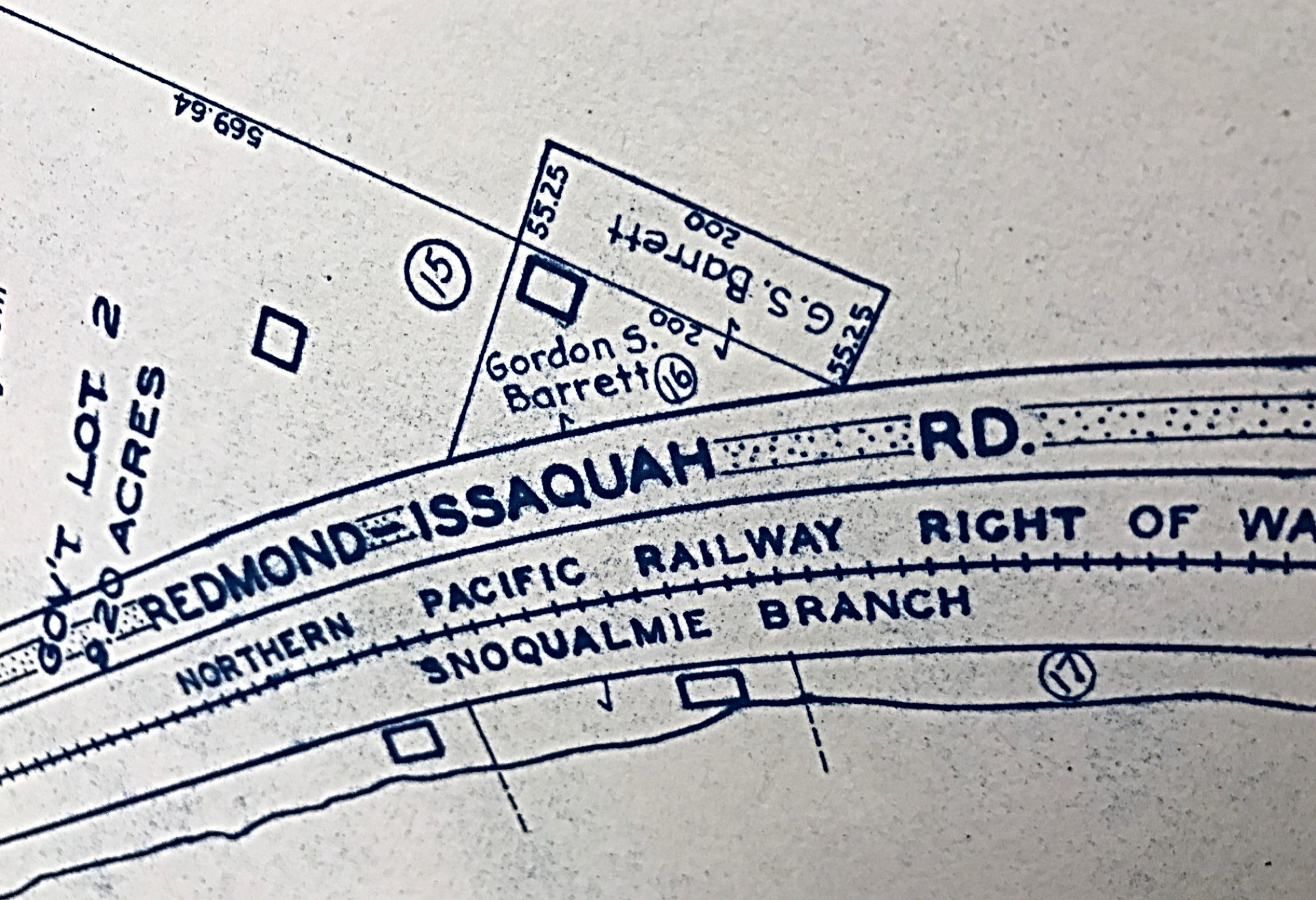
WRIGHT & WRIGHT

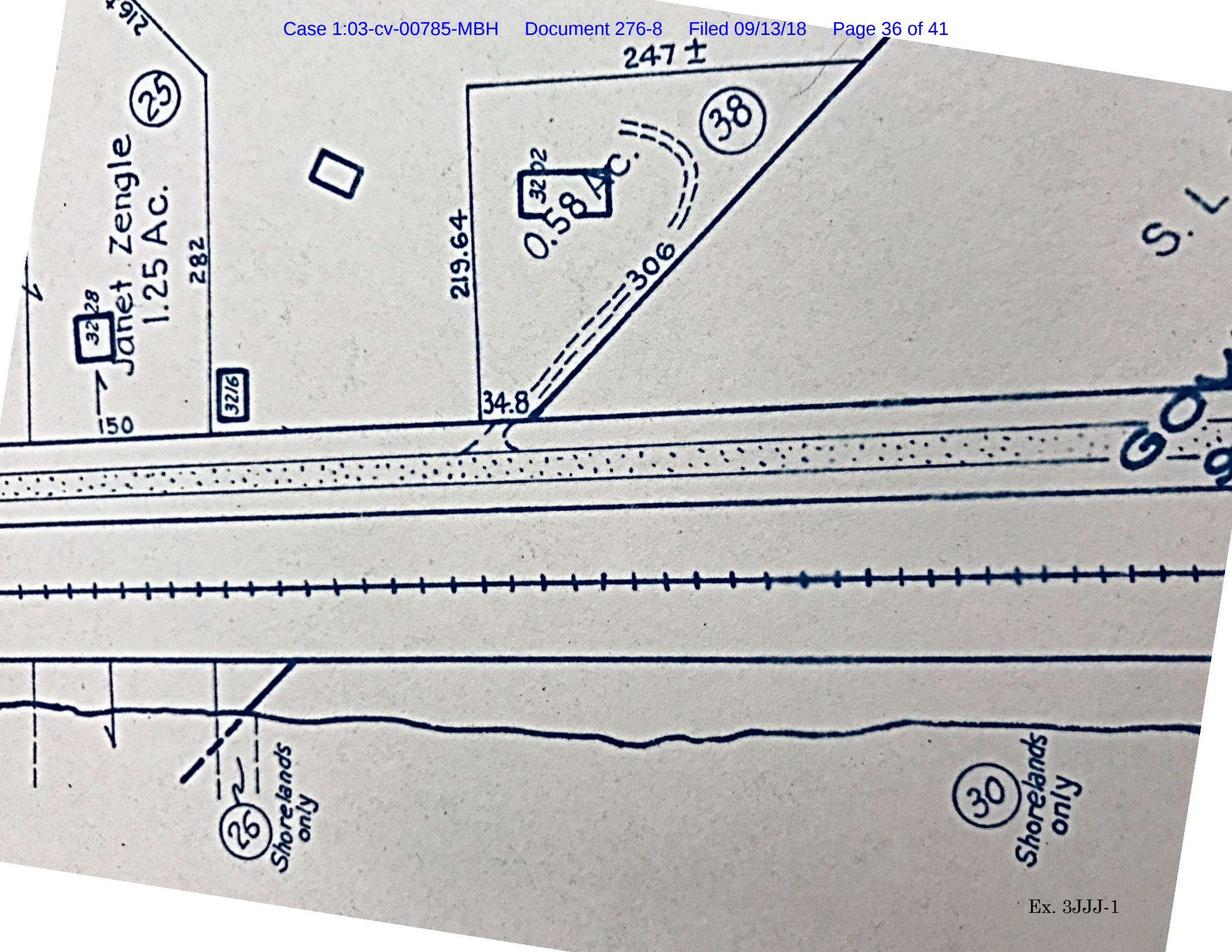
By Ernest Wright
Attorneys for defendants Minnie Hughes
and Gertrude Gorman Hughes

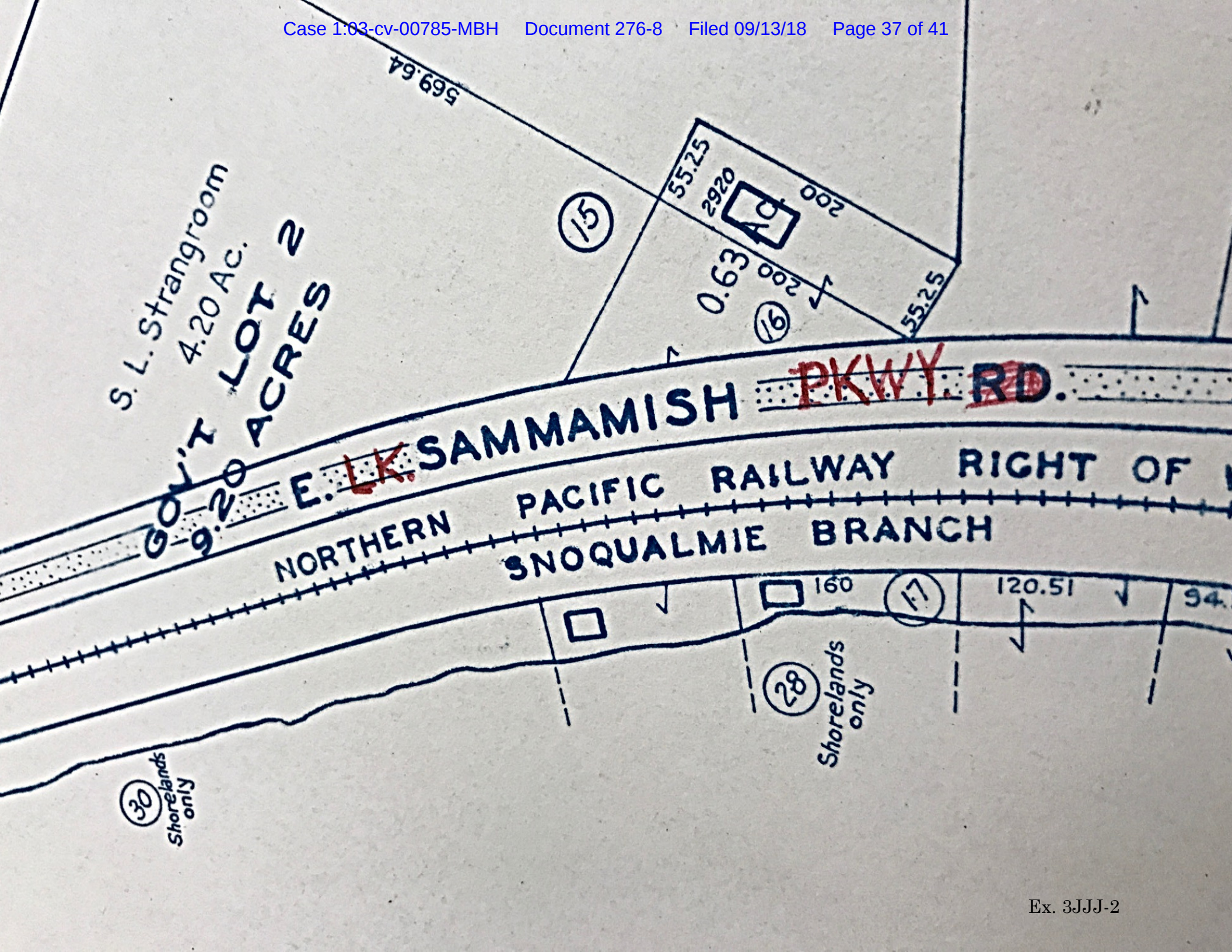
Edith W. School
Attorney for defendant Stangroom, et al.

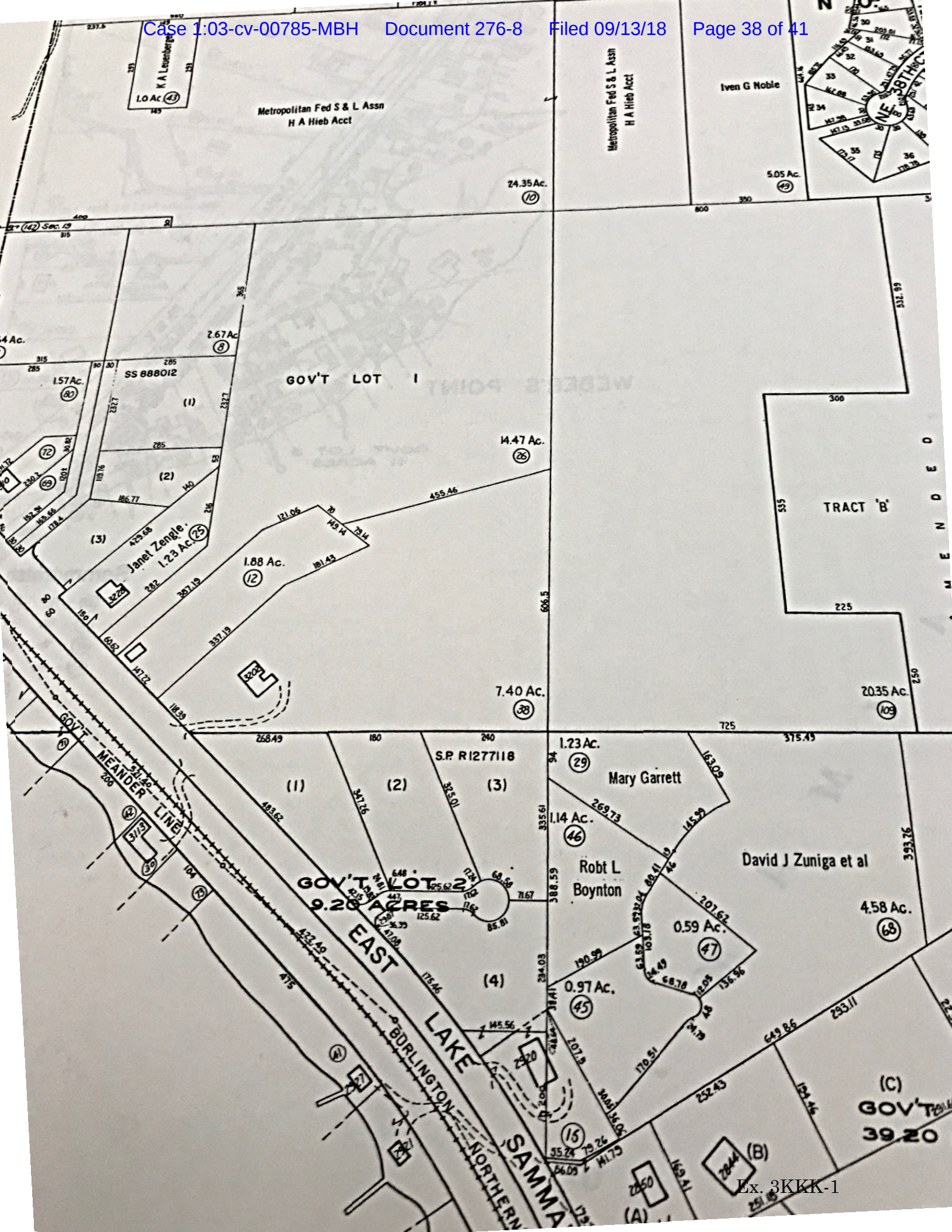
Theodore S. Turner
Attorney for Pean Whitehead Harrison













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PARCEL DATA

Parcel	202506-9071	Jurisdiction	SAMMAMISH
Name	BAERWALD DENNIS	Levy Code	2208
Site Address		Property Type	R
Residential Area	047-001 (NE Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	
		Quarter-Section-Township-Range	NW-20-25-6

Legal Description

PORS GLS 1 & 2 IN SEC 20-25-6 LY SWLY OF NPPRR R/W & LY NWLY OF LN DAF - BEG NXN S LN SD GL 1 & SWLY LN SD RR R/W TH S 45-38-30 W TO SH LN & TERM THIS LN DESC LESS ANY POR SD GL 1 LY NWLY OF SWLY PROD OF LN DAF-BAAP 630 FT E & 684 FT S OF NW COR SD GL 1 TH S 216 FT TH S 45-35 W 282 FT TO NELLY MGN OF CO RD & TERM THIS LN DESC TGW POR SH LDS ADJ LY BETWEEN SELY & NWLY LNS THOF

Plat Block:
Plat Lot:

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY	Percentage Unusable	
Highest & Best Use As Improved	(unknown)	Unbuildable	NO
Present Use	Vacant(Single-family)	Restrictive Size Shape	YES
Land SqFt	8,115	Zoning	R4
Acres	0.19	Water	WATER DISTRICT
		Sewer/Septic	(none)
		Road Access	PRIVATE
		Parking	
		Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	EXCELLENT
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	LAKE SAMM
Waterfront Footage	171
Lot Depth Factor	0
Waterfront Bank	LOW
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

Environmental

Environmental	NO
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Environmental Type	Information Source	Delineation study	Percentage Affected
HundredYrFloodPlain	JURISDICTION	N	0

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TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
202506907106	2017	2018		2208	706,000	0	706,000	0	706,000	0	706,000	
202506907106	2016	2017		2187	200,000	0	200,000	0	200,000	0	200,000	
202506907106	2015	2016		2187	200,000	0	200,000	0	200,000	0	200,000	
202506907106	2014	2015		2187	200,000	0	200,000	0	200,000	0	200,000	
202506907106	2013	2014		2187	200,000	0	200,000	0	200,000	0	200,000	
202506907106	2012	2013		2187	200,000	0	200,000	0	200,000	0	200,000	
202506907106	2011	2012		2187	200,000	0	200,000	0	200,000	0	200,000	
202506907106	2010	2011		2184	193,000	0	193,000	0	193,000	0	193,000	
202506907106	2009	2010		2184	185,000	0	185,000	0	185,000	0	185,000	
202506907106	2008	2009		2184	218,000	0	218,000	0	218,000	0	218,000	
202506907106	2007	2008		2184	190,000	0	190,000	0	190,000	0	190,000	
202506907106	2006	2007		2184	159,000	0	159,000	0	159,000	0	159,000	
202506907106	2005	2006		2184	150,000	0	150,000	0	150,000	0	150,000	
202506907106	2004	2005		2184	262,000	0	262,000	0	262,000	0	262,000	
202506907106	2003	2004		2184	250,000	0	250,000	0	250,000	0	250,000	
202506907106	2002	2003		2184	250,000	0	250,000	0	250,000	0	250,000	
202506907106	2001	2002		2184	232,000	0	232,000	0	232,000	0	232,000	
202506907106	2000	2001		2184	219,000	0	219,000	0	219,000	0	219,000	
202506907106	1999	2000		7279	187,000	0	187,000	0	187,000	0	187,000	
202506907106	1998	1999		7279	218,000	0	218,000	0	218,000	0	218,000	
202506907106	1997	1998		7279	0	0	0	0	187,000	0	187,000	
202506907106	1996	1997		7279	0	0	0	0	187,400	0	187,400	
202506907106	1994	1995		7279	0	0	0	0	187,400	0	187,400	
202506907106	1992	1993		7279	0	0	0	0	193,500	0	193,500	
202506907106	1990	1991		7279	0	0	0	0	150,000	0	150,000	
202506907106	1988	1989		7279	0	0	0	0	124,200	0	124,200	
202506907106	1986	1987		7279	0	0	0	0	114,800	0	114,800	
202506907106	1984	1985		7260	0	0	0	0	33,000	0	33,000	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>2754806</u>	<u>20150909001606</u>	9/1/2015	\$612,500.00	HUGHES CHARLES D - PR	BAERWALD DENNIS+BONNIE	Statutory Warranty Deed	Estate Settlement
<u>2145372</u>	<u>20050809000073</u>	7/25/2005	\$0.00	HUGHES WILLIAM F	HUGHES WILLIAM J	Executor's Deed	Trust

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